



## CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Special Allocation to Pay for Final Phase of General Plan Update by Jones and Stokes Associates

MEETING DATE: January 15, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider approving a Special Allocation in the amount of \$14,705.54 to pay for the final phase of the General Plan Update by Jones and Stokes Associates.

BACKGROUND INFORMATION: In February, 1991 when the City Council last amended the General Plan Update contract with Jones and Stokes Associates, the consultant estimated that an additional 515,000 would be required to complete the final phases of work. The Community Development Department has received all of the outstanding invoices and the final amount is \$14,705.54.

FUNDING: \$14,705.54 - Contingent Fund

  
James B. Schroeder  
Community Development Director

JBS/jmp

APPROVED



THOMAS A. PETERSON  
City Manager



CITY OF LODI  
SPECIAL ALLOCATION REQUEST

TO: Finance Director

DATE: January 15, 1992

FROM: City Clerk

PROJECT NUMBER:

Request is made for funds to accomplish the following project which was not included in the current budget:

| <u>Description of Project</u>                                     | <u>Estimated Cost</u> |
|---|-----------------------|
| Final phase of General Plan Update by Jones and Stokes Associates | \$14,705.54           |

Account 110-045.01-323

(If you need more space, use additional sheet and attach to this form)

Date of Approval - January 15, 1992

Amount Approved - \$14,705.54

Council XXXXX

City Manager \_\_\_\_\_

FUND OR ACCOUNT TO BE CHARGED

Current Budget \$ \_\_\_\_\_ Prior Year Reserve \$ \_\_\_\_\_

Contingent Fund \$ \_\_\_\_\_ General Fund Surplus \$ \_\_\_\_\_

Capital Outlay Reserve \$ \_\_\_\_\_ Gas Tax Fund \$ \_\_\_\_\_

Utility Outlay Reserve \$ \_\_\_\_\_ Other (Election) \$ \_\_\_\_\_

Hotel/Motel Tax Reserve - \$ \_\_\_\_\_

General Fund Operating Reserve \$ \_\_\_\_\_

\_\_\_\_\_  
Dixon Flynn,  
Finance Director

*Alice M. Reimche*  
\_\_\_\_\_  
Alice M. Reimche  
City Clerk

Submit this form in duplicate to the Finance Director. Distribution after approval will be as follows: 1) Originating Department 2) Finance Department

# 69

CITY OF LODI  
SPECIAL ALLOCATION REQUEST

TO: Finance Director  
FROM: City Clerk

DATE: January 15, 1992  
PROJECT NUMBER: 10-0-045-01-323

Request is made for funds to accomplish the following project which was not included in the current budget:

| Description of Project  | Estimated Cost |
|---|----------------|
| Final phase of General Plan Update by Jones and Stokes Associates | \$14,705.54    |

Account #10-045.01-323

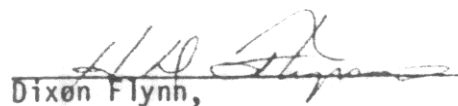
(If you need more space, use additional sheet and attach to this form)

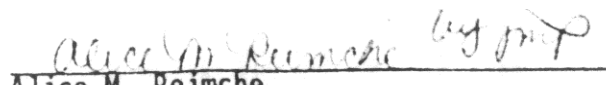
Date of Approval - January 15, 1992      Amount Approved - \$14,705.54

Council \_\_\_\_\_ XXXXX      City Manager \_\_\_\_\_

FUND OR ACCOUNT TO BE CHARGED

Current Budget \$ \_\_\_\_\_ Prior Year Reserve \$ \_\_\_\_\_  
Contingent Fund \$ 14,705.54 General Fund Surplus \$ \_\_\_\_\_  
Capital Outlay Reserve \$ \_\_\_\_\_ Gas Tax Fund \$ \_\_\_\_\_  
Utility Outlay Reserve \$ \_\_\_\_\_ Other (Election) \$ \_\_\_\_\_  
Hotel/Motel Tax Reserve - \$ \_\_\_\_\_  
General Fund Operating Reserve \$ \_\_\_\_\_

  
Dixon Flynn,  
Finance Director

  
Alice M. Reimche  
City Clerk

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MEMORANDUM. City of Lodi. Community Development Oeapartment

TO: MAYOR, CITY COUNCIL. CITY MANAGER, CITY ATTORNEY AND CITY CLERK

FROM: COMMUNITY DEVELOPMENT DIRECTOR

DATE: MARCH 4, 1992

SUBJECT: 1989, 1990 AND 1991 GROWTH MANAGEMENT ALLOCATIONS

At a Special Session held on March 2, 1992 the Planning Commission reviewed and approved the staff's recommendation for the 1989, 1990 and 1991 Growth Management Allocations for single-family, medium density and high density residential uses.

Enclosed is the report submitted to the Planning Commission. It consists of sheets showing (1) the requested allocations by the developer or property owner; (2) the scoring summary using the adopted Growth Management point system; (3) the proposed 1989-1991 allocation schedule; (4) an allocation schedule showing 1992 as well as 1989-1991; (5) the estimated population as of September 1 of each year; and (6) maps depicting the various development projects.

# DEVELOPMENT PLAN ALLOCATION REQUESTS

## Low Density Allocations Requested

| PROJECT             | '89-'91 | 1992 | 1993 | 1994 | 1995 | 1996 | TOTALS |
|---------------------|---------|------|------|------|------|------|--------|
| LODI WEST           | 80      | 53   | 74   | 58   | 25   | 0    | 290    |
| BANGS RANCH         | 104     | 0    | 0    | 0    | 0    | 0    | 104    |
| BENNETT AND COMPTON | 0       | 0    | 0    | 0    | 0    | 0    | 0      |
| COLVIN RANCH        | 60      | 0    | 0    | 0    | 0    | 0    | 60     |
| CENTURY MEADOWS 1   | 48      | 62   | 91   | 0    | 0    | 0    | 201    |
| JOHNSON RANCH 2     | 73      | 100  | 0    | 0    | 0    | 0    | 173    |
| CENTURY MEADOWS 4   | 81      | 36   | 0    | 0    | 0    | 0    | 117    |
| TOWNE RANCH         | 107     | 62   | 51   | 49   | 57   | 78   | 404    |
| BRIDGEHAVEN         | 0       | 0    | 0    | 0    | 0    | 0    | 0      |
| CENTURY MEADOWS 2   | 62      | 43   | 58   | 0    | 0    | 0    | 163    |
| CENTURY MEADOWS 3   | 102     | 99   | 0    | 0    | 0    | 0    | 201    |

| PROJECT           | '89-'91 | 1992 | 1993 | 1994 | 1995 | 1996 | TOTALS |
|-------------------|---------|------|------|------|------|------|--------|
| LODI WEST         | 0       | 0    | 0    | 0    | 57   | 0    | 57     |
| MORIMOTO/NEUHARTH | 0       | 22   | 0    | 0    | 0    | 0    | 22     |
| BANGS RANCH       | 36      | 0    | 0    | 0    | 0    | 0    | 36     |
| BRIDGEHAVEN       | 50      | 0    | 0    | 0    | 0    | 0    | 50     |

## High Density Allocations Requested

|                   |    |    |   |   |   |  |
|-------------------|----|----|---|---|---|--|
| BENNETT & COMPTON | 72 | 72 | 0 | 0 | 0 |  |
|-------------------|----|----|---|---|---|--|

# Development Plan Scoring Summary

| PROJECT             | CRITERIA |   |     |    |    |    |    |   |    |   |   |    |    |     | TOTALS |
|---------------------|----------|---|-----|----|----|----|----|---|----|---|---|----|----|-----|--------|
|                     | A        | B | C   | D1 | D2 | D3 | D4 | E | F  | G | H | I  | J  |     |        |
| LODI WEST           | 5        | 7 | 200 | 10 | 8  | 8  | 0  | 0 | 11 | 0 | 0 | 30 | 5  | 284 |        |
| MORIMOTO/NEUHARTH   | 7        | 0 | 200 | 7  | 10 | 10 | 10 | 0 | 10 | 0 | 0 | 20 | 10 | 284 |        |
| BANGS RANCH         | 5        | 0 | 200 | 5  | 10 | 13 | 10 | 0 | 15 | 0 | 0 | 15 | 10 | 283 |        |
| BENNETT AND COMPTON | 7        | 7 | 200 | 10 | 10 | 10 | 10 | 4 | 10 | 0 | ? | 15 | 0  | 283 |        |
| COLVIN RANCH        | 5        | 0 | 200 | 5  | 10 | 10 | 10 | 0 | 10 | 0 | 0 | 20 | 10 | 280 |        |
| CENTURY MEADOWS 1   | 7        | 0 | 200 | 3  | 10 | 8  | 4  | 0 | 13 | 0 | 0 | 25 | 10 | 280 |        |
| JOHNSON RANCH 2     | 5        | 0 | 200 | 5  | 10 | 8  | 10 | 0 | 10 | 0 | 0 | 20 | 10 | 278 |        |
| CENTURY MEADOWS 4   | 3        | 5 | 200 | 3  | 10 | 8  | 4  | 0 | 10 | 0 | 0 | 25 | 10 | 278 |        |
| TOWNE RANCH         | 7        | 7 | 200 | 10 | 8  | 10 | 0  | 0 | 8  | 0 | 0 | 25 | 0  | 275 |        |
| BRIDGEHAVEN         | 7        | 0 | 200 | 7  | 10 | 10 | 10 | 0 | 10 | 0 | 0 | 20 | 0  | 274 |        |
| CENTURY MEADOWS 2   | 3        | 0 | 200 | 3  | 10 | 8  | 4  | 0 | 10 | 0 | 0 | 25 | 10 | 273 |        |
| CENTURY MEADOWS 3   | 3        | 0 | 200 | 3  | 10 | 8  | 4  | 0 | 10 | 0 | 0 | 25 | 10 | 273 |        |

? SITE PLAN AND PROJECT DESIGN - BONUS POINTS FOR MULTI-FAMILY PROJECTS  
WILL BE AWARDED BY THE PLANNING COMMISSION AND SPARC.

# PROPOSED BUILDING PERMIT ALLOCATION SCHEDULE

## SINGLE FAMILY 65%

| <i>PROJECT</i>               | 1989 | 1990 | 1991 | TOTAL '89-'91 |
|------------------------------|------|------|------|---------------|
| LODI WEST                    | 26   | 27   | 27   | 80            |
| MORIMOTO/NEUHARTH            | 6    | 7    | 6    | 19            |
| BANGS RANCH                  | 34   | 35   | 35   | 104           |
| COLVIN RANCH                 | 20   | 20   | 20   | 60            |
| CENTURY MEADOWS 1 *          | 16   | 16   | 16   | 48            |
| JOHNSON RANCH 2              | 43   | 43   | 43   | 129           |
| CENTURY MEADOWS 4            | 29   | 29   | 29   | 87            |
| TOWNE RANCH                  | 35   | 36   | 36   | 107           |
| CENTURY MEADOWS 2 *          | 25   | 26   | 25   | 76            |
| CENTURY MEADOWS 3 *          | 24   | 24   | 25   | 73            |
| <i>RECOMMENDED ALLOC.</i>    | 258  | 263  | 262  | 783           |
| <i>MAX. PERMITTED ALLOC.</i> | 258  | 263  | 262  | 783           |
| <i>UNUSED ALLOCATIONS</i>    | 0    | 0    | 0    | 0             |

• ALLOCATIONS WERE AWARDED FOR THE PORTION OF THE PROJECT IN PRIORITY ~~ARM~~ ONE

## MEDIUM DENSITY 10%

| <i>PROJECT</i>               | 1989 | 1990 | 1991 | TOTAL '89-'91 |
|------------------------------|------|------|------|---------------|
| MORIMOTO/NEUHARTH            | 0    | 0    | 22   | 22            |
| BANGS RANCH                  | 18   | 18   | 0    | 36            |
| BRIDGEHAVEN                  | 22   | 22   | 6    | 50            |
| <i>RECOMMENDED ALLOC.</i>    | 40   | 40   | 28   | 108           |
| <i>MAX. PERMITTED ALLOC.</i> | 40   | 40   | 40   | 120           |
| <i>UNUSED ALLOCATIONS</i>    | 0    | 0    | 12   | 12            |

| <i>PROJECT</i>               | 1989 | 1990 | 1991 | TOTAL '89-'91 |
|------------------------------|------|------|------|---------------|
| BENNETT & COMPTON            | 99   | 45   | 0    | 144           |
| <i>RECOMMENDED ALLOC.</i>    | 99   | 45   | 0    | 144           |
| <i>MAX. PERMITTED ALLOC.</i> | 99   | 101  | 101  | 301           |
| <i>UNUSED ALLOCATIONS</i>    | 0    | 56   | 101  | 157           |

# PROPOSED BUILDING PERMIT ALLOCATION SCHEDULE

## SINGLE FAMILY 65%

| PROJECT               | 1989 | 1990 | 1991 | TOTAL '89-'91 | REQ. '92 | TOTAL '89-'92 |
|-----------------------|------|------|------|---------------|----------|---------------|
| LODI WEST             | 26   | 27   | 27   | 80            | 53       | 133           |
| MORIMOTO/NEUHARTH     | 6    | 7    | 6    | 19            | 46       | 65            |
| BANGS RANCH           | 34   | 35   | 35   | 104           | 0        | 104           |
| COLVIN RANCH          | 20   | 20   | 20   | 60            | 0        | 60            |
| CENTURY MEADOWS 1 *   | 16   | 16   | 16   | 48            | 0        | 48            |
| JOHNSON RANCH 2       | 43   | 43   | 43   | 129           | 44       | 173           |
| CENTURY MEADOWS 4     | 29   | 29   | 29   | 87            | 30       | 117           |
| TOWNE RANCH           | 35   | 36   | 36   | 107           | 62       | 169           |
| CENTURY MEADOWS 2 *   | 25   | 26   | 25   | 76            | 29       | 105           |
| CENTURY MEADOWS 3 *   | 24   | 24   | 25   | 73            | 29       | 102           |
| RECOMMENDED ALLOC.    | 258  | 263  | 262  | 783           | 293      | 1,076         |
| MAX. PERMITTED ALLOC. | 258  | 263  | 262  | 783           | 267      | 1,050         |
| UNUSED ALLOCATIONS    | 0    | 0    | 0    | 0             | -26      |               |

\* ALLOCATIONS WERE AWARDED FOR THE PORTION OF THE PROJECT IN PRIORITY AREA ONE.

## MEDIUM DENSITY 10%

| PROJECT               | 1989 | 1990 | 1991 | TOTAL '89-'91 | REQ. '92 | TOTAL '89-'92 |
|-----------------------|------|------|------|---------------|----------|---------------|
| MORIMOTO/NEUHARTH     | 0    | 0    | 22   | 22            | 0        | 22            |
| BANGS RANCH           | 18   | 18   | 0    | 36            | 0        | 36            |
| BRIDGEHAVEN           | 22   | 22   | 6    | 50            | 0        | 50            |
| RECOMMENDED ALLOC.    | 40   | 40   | 28   | 108           | 0        | 108           |
| MAX. PERMITTED ALLOC. | 40   | 40   | 40   | 120           | 41       | 161           |
| UNUSED ALLOCATIONS    | 0    | 0    | 12   | 12            | 41       |               |

## HIGH DENSITY 25%

| PROJECT               | 1989 | 1990 | 1991 | TOTAL '89-'91 | REQ. '92 | TOTAL '89-'92 |
|-----------------------|------|------|------|---------------|----------|---------------|
| BENNETT & COMPTON     | 99   | 45   | 0    | 144           | 0        | 144           |
| RECOMMENDED ALLOC.    | 99   | 45   | 0    | 144           | 0        | 144           |
| MAX. PERMITTED ALLOC. | 99   | 101  | 101  | 301           | 103      | 404           |
| UNUSED ALLOCATIONS    | 0    | 56   | 101  | 157           | 103      |               |

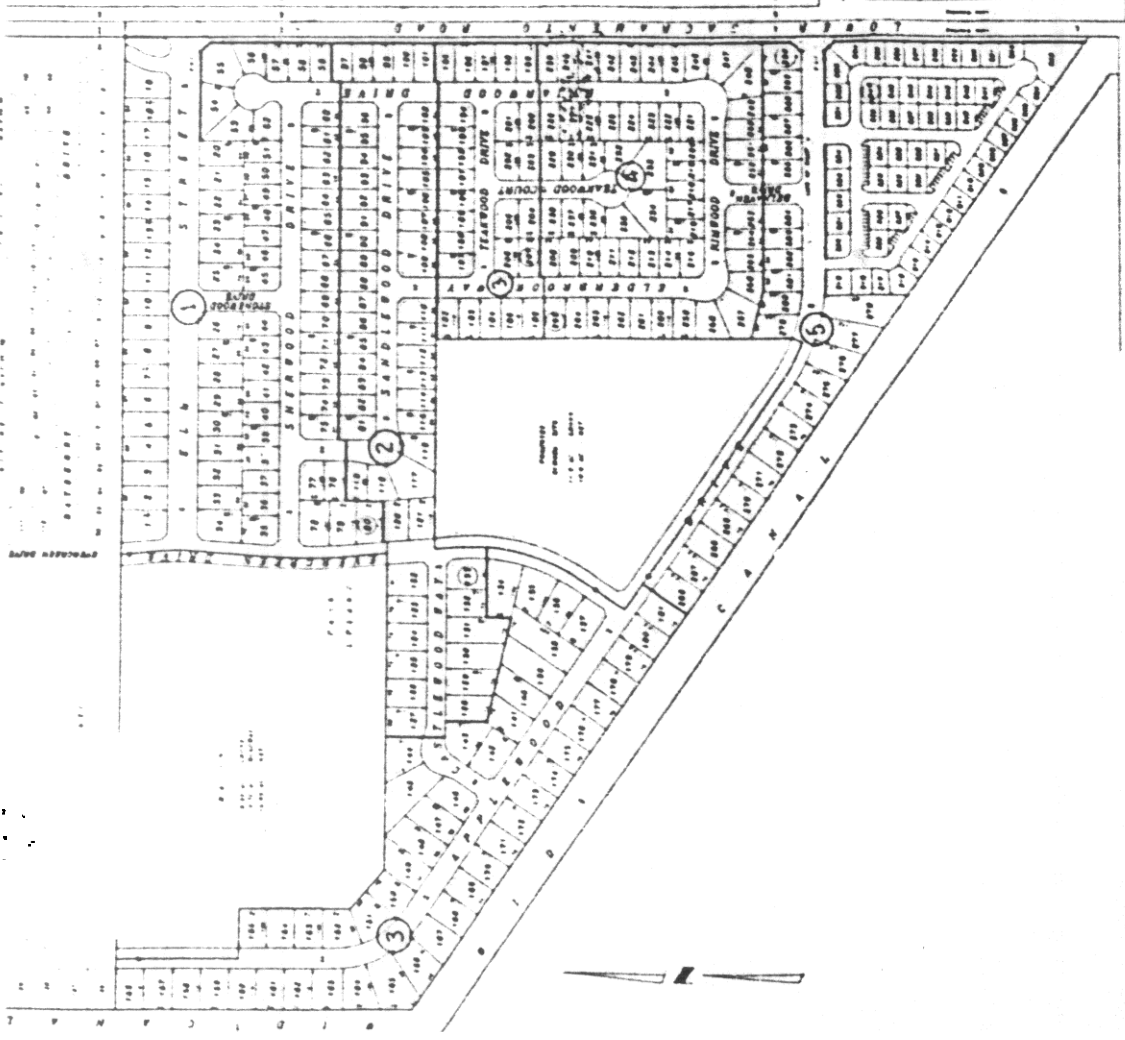


# City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

| Year      | Population @<br>2% growth | Pop. to be<br>added in year | Persons/<br>Household | Total units<br>per year | Single Fam. @<br>65% | Med density @<br>10% | High Density @<br>25% |
|-----------|---------------------------|-----------------------------|-----------------------|-------------------------|----------------------|----------------------|-----------------------|
| ** Sep-89 | 50,990                    | 1,020                       | 2,572                 | 397                     | 258                  | 40                   | 99                    |
| Sep-90    | 52,010                    | 1,040                       | 2,567                 | 404                     | 263                  | 40                   | 101                   |
| Sep-91    | 53,050                    | 1,061                       | 2,630                 | 403                     | 262                  | 40                   | 101                   |
| Sep-92    | 54,111                    | 1,082                       | Est. 2,630            | 411                     | 267                  | 41                   | 103                   |
| Sep-93    | 55,193                    | 1,104                       | Est. 2,630            | 420                     | 271                  | 42                   | 105                   |
| Sep-94    | 56,297                    | 1,126                       | Est. 2,630            | 428                     | 278                  | 43                   | 107                   |
| Sep-95    | 57,473                    | 1,148                       | Est. 2,630            | 437                     | 284                  | 44                   | 109                   |
| Sep-96    | 58,571                    | 1,171                       | Est. 2,630            | 445                     | 289                  | 45                   | 111                   |
| Sep-97    | 59,742                    | 1,195                       | Est. 2,630            | 454                     | 295                  | 45                   | 114                   |
| Sep-98    | 60,937                    | 1,219                       | Est. 2,630            | 463                     | 301                  | 46                   | 116                   |
| Sep-99    | 62,118                    | 1,243                       | Est. 2,630            | 473                     | 307                  | 47                   | 118                   |
| Sep-00    | 63,399                    | 1,268                       | Est. 2,630            | 482                     | 313                  | 47                   | 121                   |
| Sep-01    | 64,667                    | 1,293                       | Est. 2,630            | 492                     | 320                  | 49                   | 123                   |
| Sep-02    | 65,960                    | 1,319                       | Est. 2,630            | 502                     | 326                  | 50                   | 126                   |
| Sep-03    | 67,179                    | 1,346                       | Est. 2,630            | 512                     | 333                  | 51                   | 128                   |
| Sep-04    | 68,625                    | 1,373                       | Est. 2,630            | 522                     | 339                  | 52                   | 131                   |
| Sep-05    | 69,998                    | 1,400                       | Est. 2,630            | 532                     | 346                  | 53                   | 133                   |
| Sep-06    | 71,398                    | 1,421                       | Est. 2,630            | 543                     | 353                  | 54                   | 136                   |
| Sep-07    | 72,826                    | 1,457                       | Est. 2,630            | 554                     | 360                  | 55                   | 139                   |
| Totals:   |                           | 23,293                      | N/A                   | 8,874                   | 5,768                | 887                  | 2,219                 |

\*\* Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89 Jan '89 and '90 population numbers and persons per household per State Department of Finance.



1989 80' REQUESTED ALLOCATION 60 UNITS  
 1992 REQUESTED ALLOCATION 52 UNITS  
 1993 REQUESTED ALLOCATION 74 UNITS  
 1994 REQUESTED ALLOCATION 58 UNITS  
 1995 REQUESTED ALLOCATION 23 M. 7 UNITS  
 17 MID DENSITY UNITS

NOTE:  
 1. THIS DEVELOPMENT CONTAINS 100+ ACRES  
 2. ALL LOTS ARE WASTELAND AND ARE NOT  
 SUITABLE TO BE SAID DURING DEVELOPMENT

REVISED FEBRUARY 1992

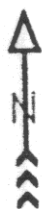
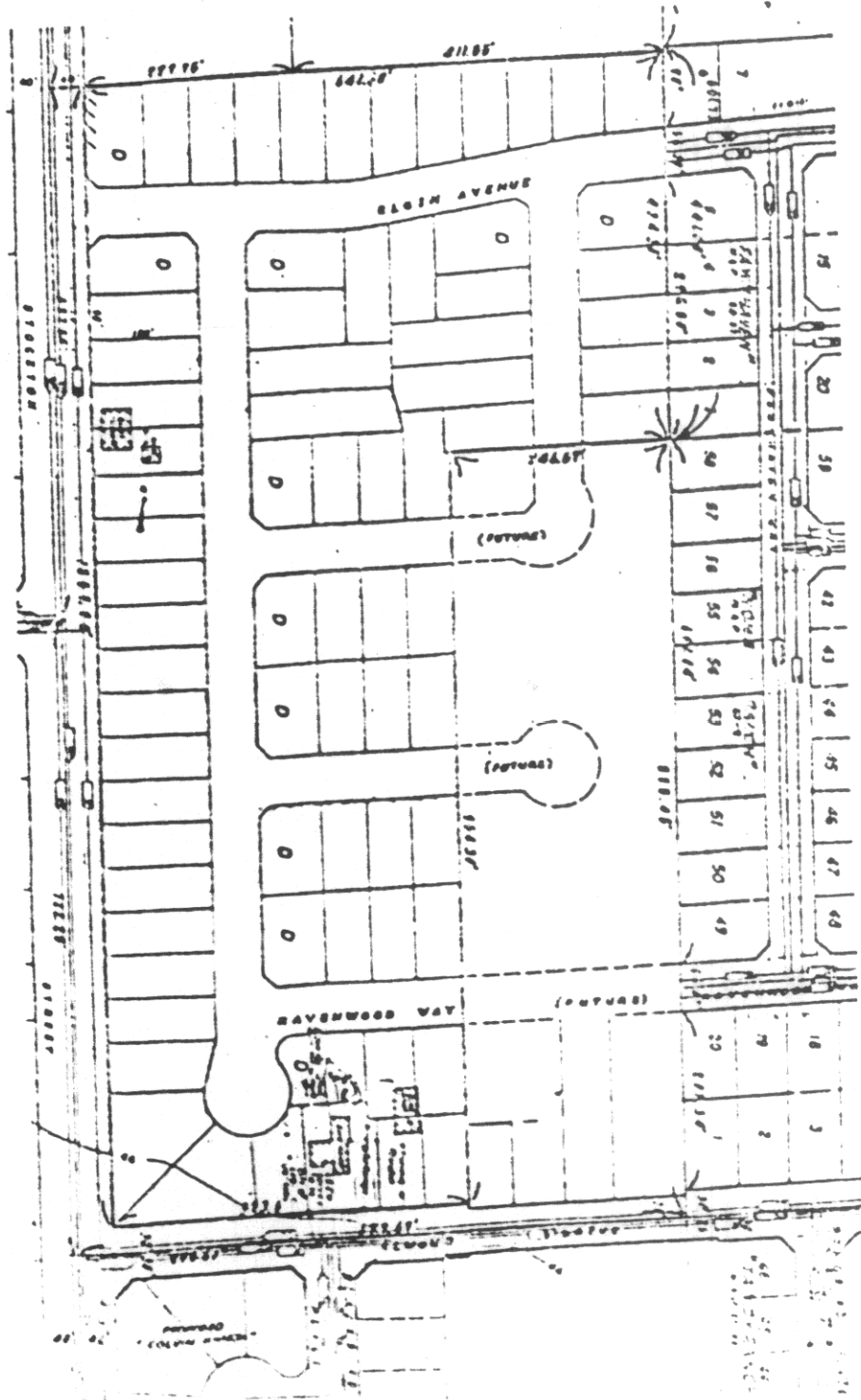
# DEVELOPMENT PLAN

## LODI WEST

BEING A PORTION OF THE SOUTHWEST QUARTER  
 OF SECTION 3, T. 3 N., R. 6 E., M. D. B. & M.,  
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA  
 AUGUST, 1991

SCALE: 1"=150'

Prepared by:  
 B. J. B. & M.  
 1000 N. 1st Street  
 Lodi, CA 95240  
 (209) 468-2000

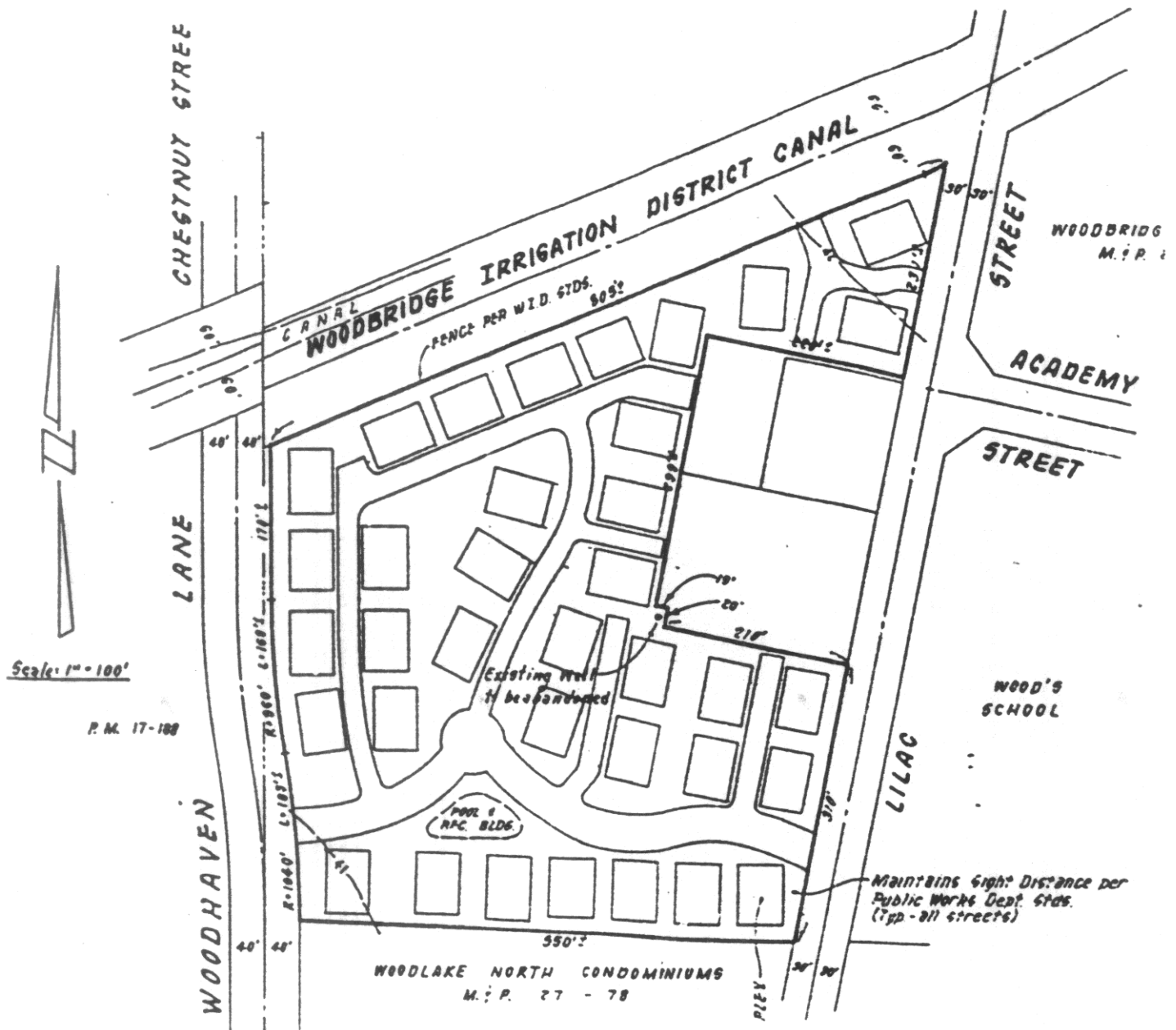


# Morimoto/Neuharth

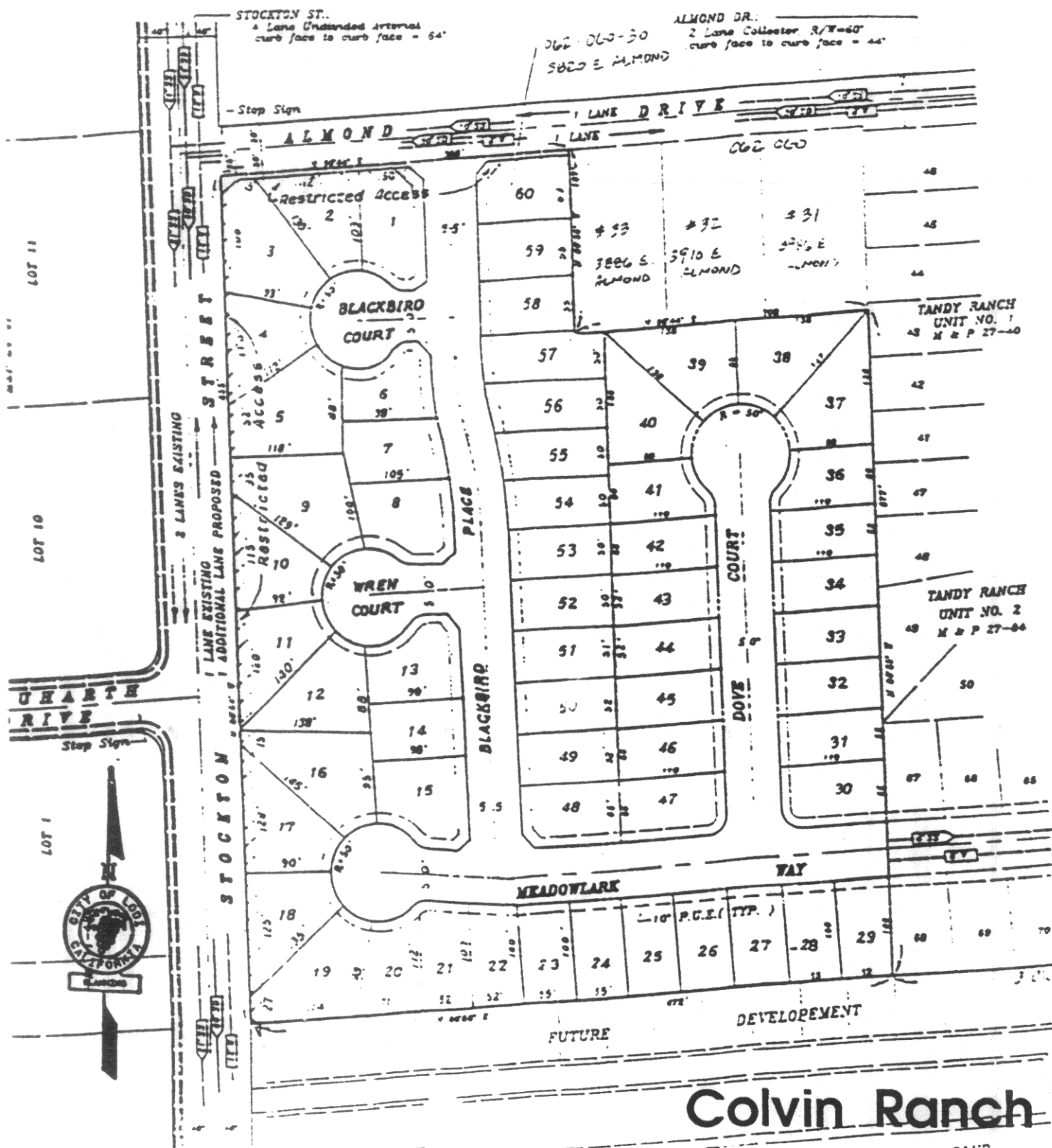
Development Plan  
87 Single Family Units

Lodi, California





Bennett & Compton



# Colvin Ranch









[illegible]

Prepared for  
DeLorean Martin  
1987 May 15  
1024 E. 9th St.  
Tulsa, MO 74106



**BAUMBACH & PIAZZA**  
Civil Engineers  
SURVEYORS  
1912-1913

DECLASSIFICATION

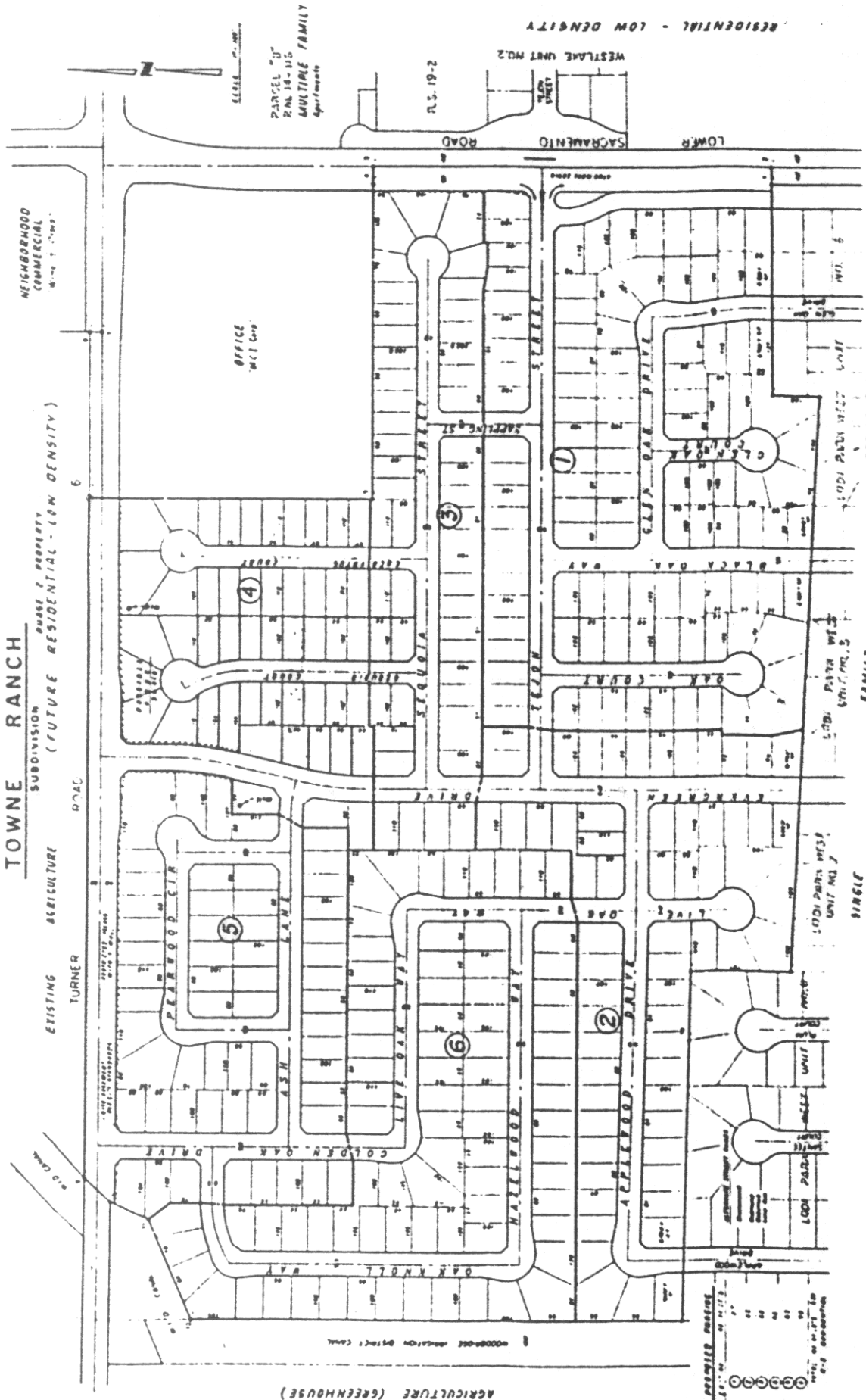
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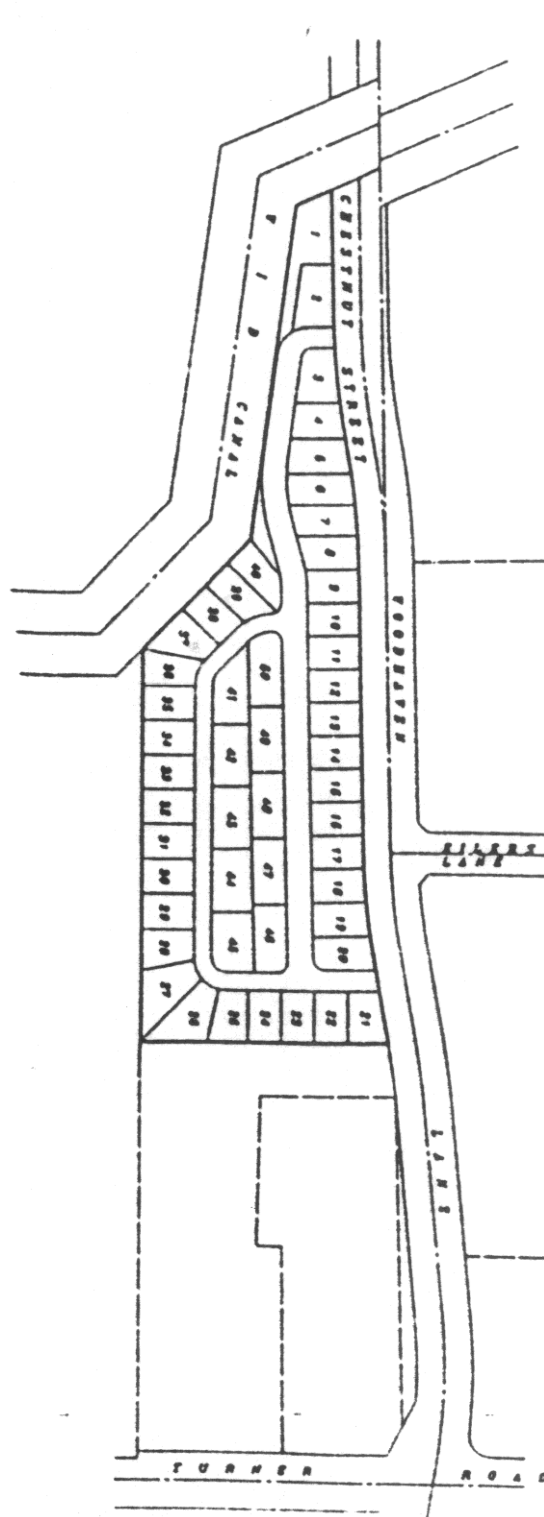
# TOWNE RANCH

EXISTING AGRICULTURE TURNER ROAD  
SUBDIVISION PHASE 2 PROPERTY  
(FUTURE RESIDENTIAL - LOW DENSITY)

NEIGHBORHOOD  
COMMERCIAL  
4.00 ± Acres



| DEVELOPMENT PLAN                              |  | LAND USE     |  |
|---|--|--------------|--|
| BAUMBACH & PIAZZA                             |  | 1 of 2       |  |
| SUBDIVISION                                   |  | DATE: 1/1/78 |  |
| 2222 N. 2nd St., Suite 200, Phoenix, AZ 85004 |  | SHEET 1 OF 2 |  |



**Bridgehaven**

